



**Project:** Courtyards of Carlisle CA – Siding Project

**Project #:** 14372-04

**Inspector:** Luis Sanchez

**Date:** Nov 14, 15, 17, 18, 27, 2023

**Weather:** Sunny & Cloudy, 50s°F

## Field Report 2

### ACTIVITIES:

Purpose of Visit: To oversee the progress of siding replacement

Attending:

Victor, Lemus Construction  
Alvin, Lemus (cell: 267-796-3826)  
3 Siding Crews (15 workers)

On the week of November 13<sup>th</sup>, Lemus continued with the siding replacement project at Buildings 9 (1239-1243/92-96), 10 (105-115), 11 (93-103), and started demolition at Buildings 8 (80-90) and 13 (73-79) on November 15<sup>th</sup> & 17<sup>th</sup>, respectively. The demo & carpentry crews continued with the existing siding/stucco removal and replacing any existing damaged wood. It should be noted that extensive wood damage was observed at the front sections where a front roof gable meets a separation wall, see photos. No leak barrier was ever installed at these tight sections. Lemus is remediating this by installing new leak barrier, a new metal gusset, and larger step flashing.

On November 14<sup>th</sup>, the siding crews started with the new details installation and new vinyl siding installation, including its accessories at Buildings 9, 10, and 11. Kipcon went over with Lemus the siding flashing details, window flashing details, including the lengths of metal & tape flashings and any other concern Lemus had regarding the specifications.

At Buildings 8 and 13, it should be noted that just like Buildings 9, 10, and 11, existing windows were not properly flashed in the past and water resistant barrier material was not observed throughout the walls after the siding and stucco was removed. Also many existing windows were observed to be failing. Existing sheathing and framing at some sections were observed to be damaged at the bottom of those windows, including the box windows with stucco and sections where kick-out flashings are missing on the roofs.

New windows and doors have been replaced at the request of Homeowners. Lemus has been on top of this and every time the demo crew is done with the siding/stucco removal at each unit, the Lemus supervisor notifies management which windows/door are currently failing. Lemus & management then notify the homeowner that their windows or doors are failing. It's up to the Homeowner to decide to replace or not their windows or doors. In the event that homeowners decline to replace their existing deteriorated windows or doors, homeowners will be liable.

On the week of November 27<sup>th</sup>, Lemus continued with the existing siding/stucco removal and replacing any existing damaged wood at Buildings 8 and 13. The siding crews continued with the new details installation, new vinyl siding installation, and its accessories at Buildings 9, 10, and 11.

Refer to the captions in the attached Photo Log for more information.

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### PHOTO LOG:



Photo #1: **Overview of Lemus Siding Crew (Blue) working at Building 9 (1239-1243/92-96 Courtyard Drive).**



Photo #2: **Overview of a window being properly flashed.**



Photo #3: **Overview of new aluminum wrap being installed at a garage door.**



Photo #4: **Overview of new aluminum wrap being installed at a rake board.**

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Photo #5: Overview of new intake soffit installed.



Photo #6: Overview of new metal flashing installed at the bottom of a window.



Photo #7: Overview of new flashing tape installed at a window.



Photo #8: Overview of new metal flashing installed at an inside and an outside corners.



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Photo #9: Overview of new azek trim being installed at a window.



Photo #10: Overview of new metal flashing being installed at the bottom of a window.



Photo #11: Overview of new flashing tape being installed at a window.



Photo #12: Overview of new vinyl siding, Monogram Sterling Gray.

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Photo #13: Overview of new starter strip installed and new vinyl siding being installed.



Photo #14: Overview of new vinyl siding being installed at a main side of the Building.



Photo #15: All wall penetrations are being properly flashed with flashing tape.



Photo #16: Overview of new vinyl siding being installed at a front section.



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Photo #17: Overview of new vinyl siding being installed.



Photo #18: Overview of new vinyl siding being installed at the other main side of the Building.



Photo #19: Overview of new vinyl siding Granite Gray being installed at the box windows.



Photo #20: Overview of new vinyl siding being installed at another front section.

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Photo #21: Overview of Lemus Siding Crew (Green) working at Building 10 (105-109/111-115 Courtyard Drive).



Photo #22: Overview of new windows being installed at Unit 113.



Photo #23: Overview of new windows installed at Unit 113 and windows being properly flashed.



Photo #24: All trim work and metal flashings are being field measured and cut.



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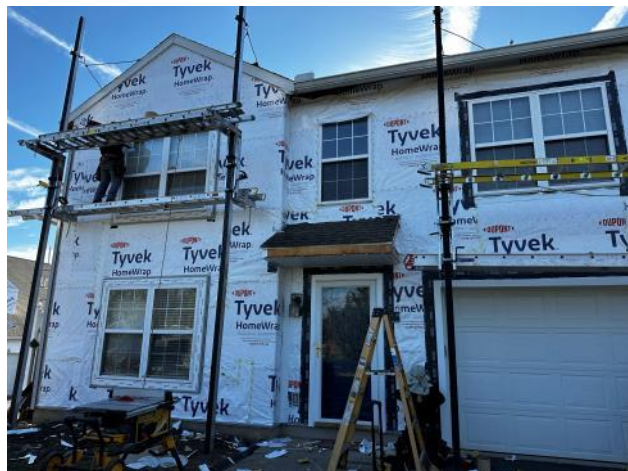


Photo #25: Overview of new Water Resistant Barrier (Tyvek) installed.



Photo #26: Overview of new aluminum wrap being installed at a garage door.



Photo #27: Overview of new flashing tape being installed at a garage door.

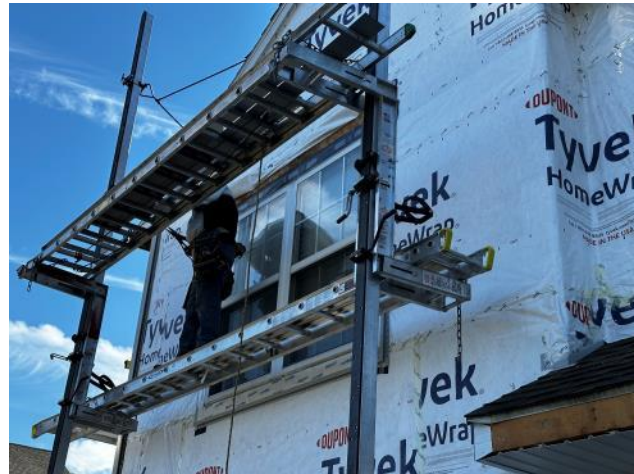


Photo #28: Overview of new flashing tape being installed at a window.



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Photo #29: Overview of a new metal drip cap being installed.



Photo #30: Overview of a wall penetration being properly flashed.

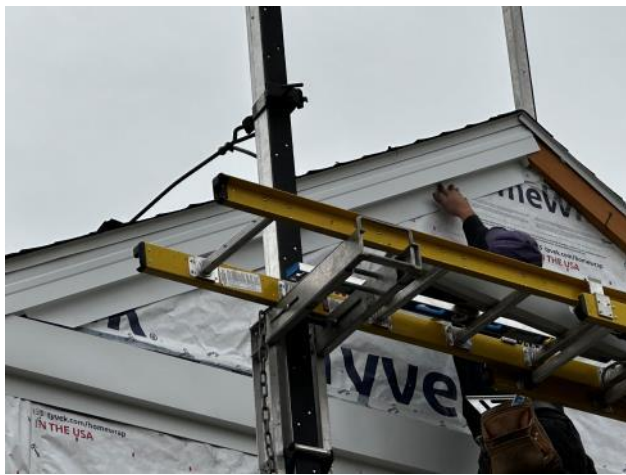


Photo #31: Overview of new aluminum wrap being installed at a rake board.



Photo #32: Overview of new intake soffit being installed.

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Photo #33: Overview of windows being flashed and new azek trim being installed as well.

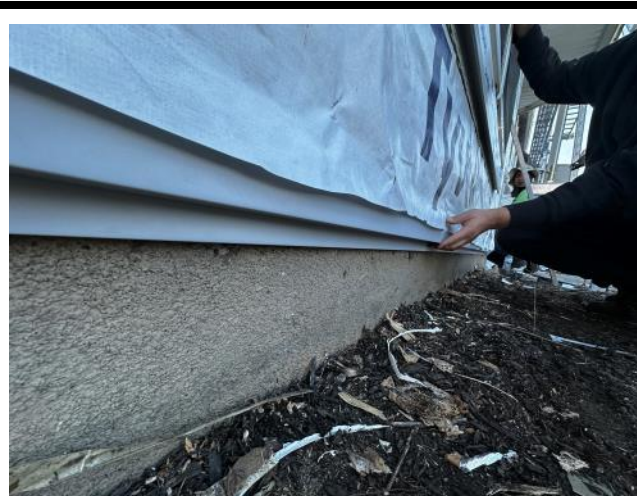


Photo #34: Overview of new metal flashing being installed before installing the starter strip.

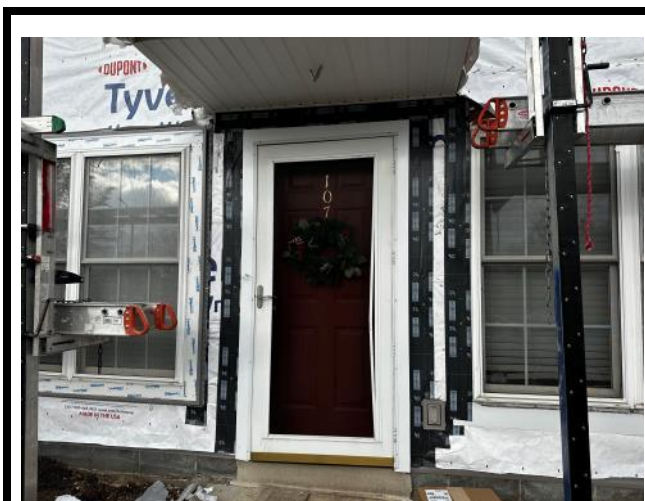


Photo #35: Overview of new flashing tape being installed at a front door and windows.

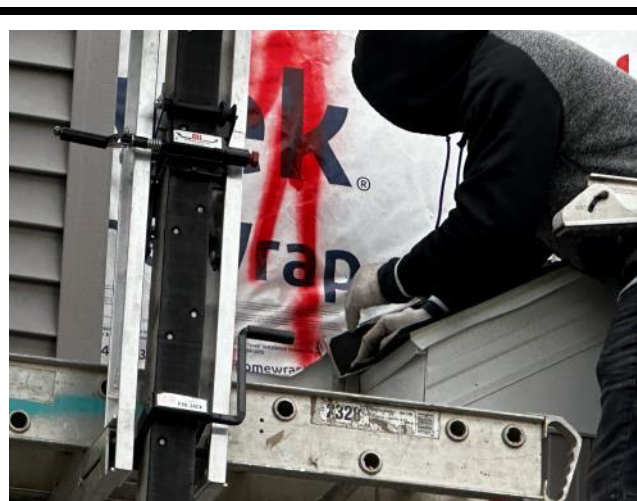


Photo #36: Overview of a new kick-out flashing being installed.



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Photo #37: Overview of new vinyl siding being installed.



Photo #38 Overview of new vinyl siding being installed at a main side of the Building.

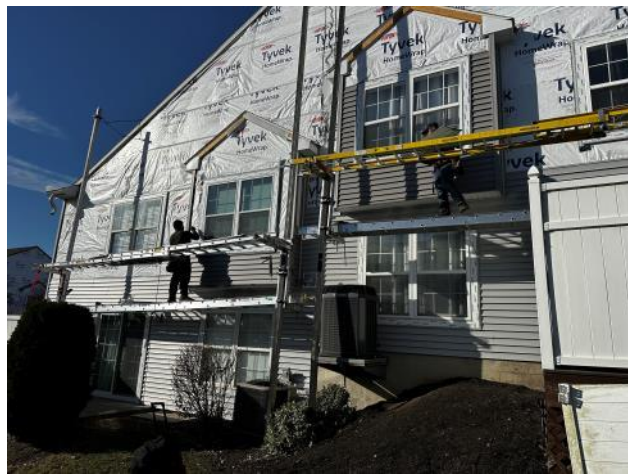


Photo #39: Overview of new vinyl siding being installed at the box windows.



Photo #40: Overview of new vinyl siding installed at a main side of the Building.

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Photo #41: Overview of new vinyl siding being installed at a front section.



Photo #42: Overview of new vinyl siding installed at the front of the Building.



Photo #43: **Overview of Lemus Siding Crew (Yellow) working at Building 11 (99-103/93-97 Courtyard Drive).**



Photo #44: Overview of new sheathing installed.



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Photo #45: Overview of a section where the sheathing was severely damaged where stucco was installed at Unit 95.



Photo #46: Overview of existing sheathing that was observed in poor condition below windows at Unit 95.



Photo #47: Framing studs were also observed to be in poor condition.



Photo #48: Overview of a section where the sheathing was severely damaged between Units 93 & 95.



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Photo #49: The wood damaged was extended all the way to the top of the separation wall.



Photo #50: The lack of the proper flashing at the tight section of the roof valley is the reason for water being infiltrated.



Photo #51: Overview of damaged wood.



Photo #52: Window at the flat roof of Unit 93 was observed to be failing.



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Photo #53: The wood damaged was extended underneath the flat roof. Roof deck was observed to be damaged as well. Lemus got approval from management to remediate this section accordingly.



Photo #54: After sheathing in poor condition was removed at the lower windows of Unit 95, framing studs were observed to be damaged as well.



Photo #55: The wood damaged was extended inside the small storage.



Photo #56: Overview of damaged section inside the storage enclosure.

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Photo #57: Overview of new studs being installed to reinforce the existing studs.



Photo #58: Overview of new insulation installed.



Photo #59: Overview of new studs being installed to reinforce the existing studs and new insulation installed as well.



Photo #60: Overview of new studs being installed to reinforce the existing studs and new insulation installed as well.



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Photo #61: Overview of existing stucco at a box window being removed at Unit 93.



Photo #62: Overview of existing sheathing that was observed in poor condition after the stucco was removed.



Photo #63: Overview of existing stucco at a box window being removed at Unit 99.



Photo #64: Overview of existing sheathing that was observed in poor condition after the stucco was removed.

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Photo #65: Overview of new sheathing installed being installed at Unit 101.



Photo #66: Overview of new sheathing installed below the upper windows.



Photo #67: Overview of a new sliding door being installed at Unit 97.



Photo #68: Overview of new windows being installed and properly flashed at Unit 97.



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Photo #69: Overview of new flashing tape being installed at a window.



Photo #70: Overview of new flashing tape being installed at a sliding door.



Photo #71: Overview of windows being properly flashed.



Photo #72: Overview of new vinyl j-channels being installed around the windows.

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Photo #73: Overview of new metal flashing being installed at the corners.



Photo #74: Overview of new flashing tape being installed at a wall penetration.



Photo #75: Overview of new metal flashing being installed before installing the starter strip.



Photo #76: Overview of a new kick-out flashing being installed.



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Photo #77: **Overview of Lemus Siding Crew (Blue) working at Building 8 (80-90 Courtyard Drive).**



Photo #78: Overview of existing siding being removed at a main side of the Building. No Water Resistant Barrier was observed.



Photo #79: Overview of damaged sheathing that was observed at a section where a kick-out flashing is missing on the roof at Unit 90.



Photo #80: Overview of damaged sheathing that was observed at a box window.

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Photo #81: Overview of existing siding being removed at the other main side of the Building. No Water Resistant Barrier was observed.



Photo #82: Overview of damaged sheathing that was observed at a section where a kick-out flashing is missing on the roof and below windows at Unit 80.



Photo #83: Overview of damaged sheathing that was observed at a section where a kick-out flashing is missing on the roof and below windows at Unit 86.



Photo #84: Overview of damaged sheathing being replaced where the stucco was located.



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Photo #85: Overview of new sheathing installed.



Photo #86: Overview of new Water Resistant Barrier (Tyvek) being installed at a sidewall above the roofline.



Photo #87: Overview of new Water Resistant Barrier (Tyvek) installed at a front section of the Building.



Photo #88: Overview of new sheathing installed.

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Photo #89: Overview of new Water Resistant Barrier (Tyvek) being installed at another front section of the Building.



Photo #90: Overview of new Water Resistant Barrier (Tyvek) installed.



Photo #91: **Overview of Lemus Siding Crew (Yellow) working at Building 13 (73-79 Courtyard Drive).**



Photo #92: It should be noted that no Leak Barrier was observed up the roofing sidewalls.



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Photo #93: Overview of damaged sheathing that was observed below a lower window of Unit 79.



Photo #94: Overview of damaged sheathing that was observed below an upper window of Unit 77.



Photo #95: Overview of new studs being installed to reinforce the existing studs and new insulation installed as well.



Photo #96: Overview of new insulation installed.

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Photo #97: Overview of new sheathing being installed.



Photo #98: Overview of new sheathing being installed.



Photo #99: At Units 77 and 79, it should be noted that a few bathroom vent connections were observed not to be properly connected on the soffit. It was instructed to Lemus to connect those bathroom vents and properly terminate them with a proper soffit vent cap.



Photo #100: Overview of new Water Resistant Barrier (Tyvek) installed at a sidewall above the roofline.



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Photo #101: Overview of windows being properly flashed at a main side of the Building.



Photo #102: Overview of new metal flashing being installed at a corner.



Photo #103: Overview of new azek trim installed at the windows and new j-channel being installed.



Photo #104: Overview of new metal flashing being installed before installing the starter strip.

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Photo #105: Overview of new metal flashing being installed where a roof meets a wall for extra protection.



Photo #106: Overview of new aluminum wrap being installed at a fascia board.



Photo #107: Overview of new flashing tape installed at a front door.



Photo #108: Overview of a new starter strip installed.